

**BEFORE THE PLANNING
COMMISSION FOR THE CITY OF
BEAVERTON, OREGON**

After recording return to:
City of Beaverton, City Recorder:
4755 SW Griffith Drive
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR) ORDER NO. 2310
DESIGN REVIEW THREE APPROVAL) APPROVING DR2012-0087 WATERHOUSE
FOR APPROVAL TO CONSTRUCT A) RIDGE MEMORY CARE DESIGN REVIEW
NEW 35,900 SQUARE FOOT,) THREE
RESIDENTIAL CARE FACILITY AND)
ASSOCIATED PARKING AND SITE)
IMPROVEMENTS (WATERHOUSE)
RIDGE MEMORY CARE).)
WATERHOUSE RIDGE MEMORY	
CARE, LLC, APPLICANT.	

The matter came before the Planning Commission on November 28, 2012, on a request for a Design Review Three approval to construct a single-story 68 bed residential care facility, at approximately 35,900 square feet in size located within a R2 zone. The subject site is located on the west side of NW 158th Avenue, south of Waterhouse Avenue and north of Greenbrier Parkway and is more specifically identified as Tax Lot's 200, 300, and 400 on Washington County Tax Assessor's Map 1N1-32BC respectively.

Pursuant to Ordinance 2050 (Development Code), Sections 50.15.2 and Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated November 21, 2012, as applicable to the approval criteria contained in Section 40.20.15.3.C of the Development Code.

THEREFORE, IT IS HEREBY ORDERED that **DR2012-0087** is **APPROVED**, based on the testimony, reports and exhibits and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated November 21, 2012, and based on the additional findings made by the Planning Commission through the course of the hearing and subject to the conditions of approval, as follows:

1. Approval of DR2012-0087 is subject to approval of CU2012-0009, LD2012-0009 and TP2012-0008. (Planning/CP)
- A. **Prior to issuance of the site development permit, the applicant shall:**
2. Ensure that all associated applications, including Conditional Use, Design Review, Tree Plan and Replat, have been approved and are consistent with the submitted plans. (Planning Division/CP)
3. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)
4. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)

5. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)
6. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, and fire/emergency access driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)
7. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./JJD)
8. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to the 158th Avenue right of way. (Site Development Div./JJD)
9. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
10. Submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. (For more information, see http://www.tvfr.com/resources/new_construction.aspx) (Site Development Div./JJD)
11. If determined to be needed by the City Building Official, this analysis shall be supplemented by an actual flow test and evaluation by a professional engineer meeting the standards set by the City Engineer. The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div./JJD)
12. Submit a copy of issued permits or other approvals needed from the Tualatin Valley Water District for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div./JJD)

13. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)
14. Submit plans for erosion control per 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City. The applicant shall use the 2006 plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (For more information and to access the new format, see: <http://www.cleanwaterservices.org/PermitCenter/PermittingProcess/ErosionControl.aspx>) (Site Development Div./JJD)
15. Provide a detailed drainage analysis of the subject site and prepare a report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also delineate all areas on the site that are inundated during a 100-year storm event in addition to any mapped FEMA flood plains and flood ways. (Site Development Div./JJD)
16. Request and obtain the City Building Official's review approval of the proposed private fire service mains (fire line), vault, backflow prevention and Fire Department Connection (FDC). (Site Development Div./JJD)
17. Provide plans showing a Contech Inc., Stormfilter system (for treatment of the site's piped surface water runoff) with a minimum equivalent of 3.0 cartridges per tributary impervious acre for those areas so proposed to be treated. (Site Development Div./JJD)
18. Submit to the City a certified impervious surface determination of the proposed project by the applicant's engineer, architect, or surveyor. The certification shall include an analysis and calculations of all impervious surfaces as a total on the site. Specific types of impervious area totals, in square feet, shall be given for buildings, parking lots/driveways, sidewalk/pedestrian areas, storage areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area. (Site Development Div./JJD)
19. Provide plans for street lights (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director) and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages

must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)

20. Provide evidence that the new driveway and street intersections meet City requirements for intersection sight distance. No obstructions shall be placed within the driveway or street intersection sight vision triangle, except as provided by City Ordinance. New intersections shall meet sight distance criteria in the City's Engineering Design Manual. (LGP/Transportation)
21. Obtain a Washington County Facilities Permit for all work in the 158th Avenue right of way. (LGP/Transportation)
22. Submit plans showing:
 - a. Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1) Full requirement modified due to fire alarm and sprinkler system. (TVF&R/JF)
 - b. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (12 feet for up to two dwelling units and accessory buildings), and an unobstructed vertical clearance of not less than 13 feet 6 inches. Where fire apparatus roadways are less than 26 feet wide, "NO PARKING" signs shall be installed on both sides of the roadway and in turnarounds as needed. Where fire apparatus roadways are more than 28 feet wide but less than 32 feet wide, "NO PARKING" signs shall be installed on one side of the roadway and in turnarounds as needed. Where fire apparatus roadways are 32 feet wide or more, parking is not restricted. (OFC 503.2.) The fire lane will be required to have both signage and painted curbing. A minimum vertical clearance is required under the porte-cochere of no less than 13'-6." (TVF&R/JF)
 - c. Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Roads 26 feet wide or less shall be posted on both sides as a fire lane. Roads more than 26 feet wide to 32 feet wide shall be posted on one side as a fire lane. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red

letters on a white reflective background. (OFC D103.6) Signage required. (TVF&R/JF)

- d. Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 60,000 pounds live load (gross vehicle weight). You may need to provide documentation from a registered engineer that the design will be capable of supporting such loading. (OFC D102.1) This includes the mountable traffic control "pork chop." (TVF&R/JF)
- e. The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & 103.3) All fire department access roadways must meet this requirement. The mountable "pork chop" will need to be as low profile as possible. Fire apparatus have many essential appurtenances underneath them. Therefore; this approval is subject to TVF&R apparatus doing a drive through and drive over of the "pork chop" prior to final inspection. TVF&R will not endorse final approval if traversing the fire lanes either slows response or will cause damage to apparatus. (TVF&R/JF)
- f. Where required, fire apparatus access roadway curbs shall be painted red and marked "NO PARKING FIRE LANE" at approved intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background. (OFC 503.3) Painted curbs will be required. (TVF&R/JF)
- g. The required fire flow for the building shall not exceed 3,000 gallons per minute (GPM) or the available GPM in the water delivery system at 20 psi, whichever is less as calculated using IFC, Appendix B. A worksheet for calculating the required fire flow is available from the Fire Marshal's Office. (OFC B105.3) Please provide a current fire flow test of the nearest fire hydrant demonstrating available flow at 20 psi residual pressure as well as fire flow calculation worksheets. Please forward copies to both TVF&R as well as Washington County Building Services. Fire flow calculation worksheets as well as instructions are available on our web site at www.tvfr.com. (TVF&R/JF)
- h. A fire hydrant shall be located within 100 feet of a fire department connection (FDC). Fire hydrants and FDCs shall be located on the same side of the fire apparatus access roadway and or drive aisle. FDCs shall normally be remote except when approved by the fire code official. Fire sprinkler FDCs shall be plumbed to the fire sprinkler riser downstream of all control valves. Each FDC shall be equipped with a metal sign with 1

inch raised letters and shall read, "AUTOMATIC SPRINKLERS OR STANDPIPES" or a combination thereof as applicable. (OFC 912.2) FDC's must be on the same side of the fire department access roadway as the hydrants. (TVF&R/JF)

- i. Approved fire apparatus access roadways and firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 1410.1 & 1412.1) (TVF&R/JF)
 - j. A Knox Box for building access is required for this building. Please contact the Fire Marshal's Office for an order form and instructions regarding installation and placement. (OFC 506.1) (TVF&R/JF)
 - k. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for HVAC, fire sprinklers risers and valves or other fire detection, suppression or control features shall be identified with approved signs. (OFC 509.1) (TVF&R/JF)
 - l. The angles of approach and departure for fire apparatus roads shall not exceed 8 Degrees. (OFC 503.2.8, NFPA 1901) (TVF&R/JF)
23. Record with Washington County Survey Division the dedication of additional right-of-way to provide 49 feet from centerline of NW 158th Avenue and the provision of a non-access reservation along NW 158th Avenue frontage, except at the access approved in conjunction with this application. (Wa.Co./NV)
24. Submit to Washington County Public Assurance the completed Design Option form, \$1500 Administration Deposit, a copy of the City's land use approval, evidence that necessary documents have been recorded, preliminary certification of adequate site distance for each access point, and three sets of engineering plans for construction of public improvements. (Wa.Co./NV)
25. Obtain a Washington County Facility Permit upon receiving Engineering Division approval and provide a financial assurance for the construction of public improvements. (Wa.Co./NV)

B. Prior to building permit issuance, the applicant shall:

26. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)

27. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD)
28. Pay a storm water system development charge (overall system conveyance) for each ESU (equivalent surface unit; NOTE: The development is eligible for system development charge credits at the rate of one ESU per each single family home demolished, as administered by the City Building Official and City Utilities Engineer). (Site Development Div./JJD)
29. Provide proof of recording the necessary documents associated with the lot consolidation with Washington County Records, including any necessary easement quit claim deeds and a filed survey consistent with the approved site plan.

C. Prior to final occupancy of any building permit, the applicant shall:

30. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
31. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)
32. Have placed underground all affected, applicable existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div./JJD)
33. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
34. Have obtained a Source Control Sewage Permit from the Clean Water Services District (CWS) and submitted a copy to the City Building Official if an Industrial Sewage permit is required, as determined by CWS. (Site Development Div./JJD)
35. The proposed project shall comply with the State of Oregon Building Code in effect as of date of application for the building permit. This currently includes the following: The 2009 edition of the International Building Code as published by the International Code Conference and amended by the State of Oregon (OSSC); The 2009 edition of the International Residential Code as

published by the International Code Conference and amended by the State of Oregon (ORSC); 2009 International Mechanical Code as published by the International Code Council and amended by the State of Oregon (OMSC); the 2009 edition of the Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials and amended by the State of Oregon (OPSC); the 2011 edition of the National Electrical Code as published by the National Fire Protection Association and amended by the State of Oregon; and the 2009 International Fire Code as published by the International Code Council and amended by Tualatin Valley Fire and Rescue (IFC).

36. A demolition permit is required for the removal of the existing building(s). A plumbing permit is required for removal, abandonment and capping of a septic tank or sewer line. If a septic tank exists, it shall be pumped out and filled in with sand or gravel or completely removed. An inspection shall be obtained from the plumbing inspector after the tank is filled or removed. A copy of the receipt from the pumping company shall be provided. If the building is connected to the public sanitary sewer system, the building's sewer shall be capped off at the property line and inspected by the plumbing inspector. (BC 8.02.035, Section 105, OSSC; Section 722, OPSC) The removal of existing buildings on the property may provide credits towards some system development (SDC) fees such as water, sanitary sewer, impervious surface, and traffic.
37. The City offers phased permits, for foundation/slabs, structural frame, shell and interior build-out (TI). An applicant desiring to phase any portion of the project must complete the Tri-County Commercial Phased Project Matrix or each phased portion. This form is available at the Building Division counter or may be printed from the Forms/Fee Center at www.beavertonoregon.gov Note: Except private site utilities (potable water, sanitary and storm sewer lines), Excavation and Shoring, Site Utilities and Grading are not permits issued by the Building Division and therefore are not part of the City's phased permit process.
38. Plan submittals may be deferred as outlined in the Tri-County Deferred Submittals list. Each deferred submittal shall be identified on the building plans. This list is available at the Building Division counter or may be printed from the Forms/Fee Center at www.beavertonoregon.gov. Permit applicants are responsible for ensuring that deferred plan review items listed on the plans are submitted for approval well in advance of the need to begin work on that portion of the project (anticipate a minimum of three weeks plan review turnaround time for tenant improvement and six weeks plan review turnaround for new construction projects). No work on any of the

deferred items shall begin prior to the plans being submitted, reviewed and approved.

39. Unless they are identified as a deferred submittal on the plans, building permits will not be issued until all related plans and permits have been reviewed, approved, and issued (i.e., mechanical, plumbing, electrical, fire sprinkler systems, fire alarm systems, etc. (City policy)
40. Projects involving new buildings and additions are subject to System Development fees. A list of the applicable fees is available at the Building Division counter or may be printed from the Forms/Fee Center at www.beavertonoregon.gov.
41. The building code plans review can run concurrent with the Design Review (DR) and site development review.
42. A separate plumbing permit is required for installation of private on-site utilities (i.e., sanitary sewer, storm sewer, water service, catch basins, etc. If the applicant desires to install those types of private utilities during the same period as the "Site Development" work, a separate plumbing application must be submitted to the Building Services Division for approval.
43. Any businesses related to food preparation are required to have a grease trap/interceptor. Type, size and service are determined by the City on a case by case basis. Please contact the Fats/Oil/Grease (FOG) specialist for requirements (503) 526-3701.
44. The proposed building(s) shall be accessible to persons with disabilities. (Chapter 11, OSSC)
45. The applicant should be aware that food service operations are required to be reviewed and approved by the Washington County Health Department for applicable health regulations. For more information, contact the Washington County Health Department at (503) 846-8722.
46. Obtain a Finaled Washington County Facility Permit, contingent upon the completion of road improvements and submittal of final certification of adequate sight distance. (Wa.Co./NV)

D. Prior to release of performance security, the applicant shall:

47. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and

professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD)

48. Submit any required on-site easements not already dedicated on the plat, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./JJD)
49. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement for the private storm water treatment facilities, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div./JJD)
50. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment of the vegetation within the rain garden areas, as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and City Planning Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record or landscape architect that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Planning Director prior to release of the security. (Site Development Div./JJD)
51. Provide evidence satisfactory to the City of a post-construction cleaning, maintenance, and filter recharge/replacement for the site's proprietary storm water treatment system by CONTECH or other qualified maintenance provider as determined by the City Engineer. (Site Development Div./JJD)

Motion CARRIED, by the following vote:


AYES:	Overhage, Maks, Doukas, Fagin, Nye, and Stephens.
NAYS:	Nye.
ABSTAIN:	None
ABSENT:	Winter.

Dated this 7th day of December, 2012.

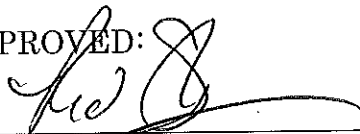
To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2310 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 5:00 p.m. on Monday, December 17, 2012.

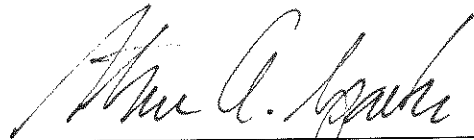
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:


CASSERA PHIPPS
Assistant Planner

APPROVED:


RIC STEPHENS
Chair


STEVEN A. SPARKS, AICP
Planning Division Manager